

# PETITION FOR ZONING VARIANCE 84-75-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1. A01.3M102.31&L A003.B.3. for permit side yard set backs of 30' instead of the required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
Because of the shape and orientation of the lot it is too narrow to accommodate a house which would be suitable to the neighborhood.  
This proposed reduction of the side yard set back requirement will make possible the design and construction of a house which will be consistent with its surroundings and an improvement to the neighborhood.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):  
Pierre C. Dugan & Nephew, Inc.  
J. Hammond Dugan, Chairman

(Type or Print Name)

(Type or Print Name)

Signature

Signature

City and State

City and State

For Petitioner:

Signature

(Type or Print Name)

(Type or Print Name)

Address

Address

City and State

City and State

Name

Name

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Attorney's Telephone No.:

Attorney's Telephone No.:

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RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
N/S Meadowcliff Rd., 3,000' E of : OF BALTIMORE COUNTY  
Manor Rd., 11th District  
PIERRE C. DUGAN & NEPHEW, : Case No. 84-75-A  
INC., Petitioner

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 25th day of August, 1983, a copy of the foregoing

Order was mailed to J. Hammond Dugan, Chairman, Pierre C. Dugan & Nephew, Inc., 15 E. Biddle Street, Baltimore, MD 21202, Petitioner.

John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 9, 1983

COUNTY OFFICE BLDG.  
113 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. J. Hammond Dugan  
15 E. Biddle Street  
Baltimore, Maryland 21202

RE: Case #84-75-A (Item No. 17)  
Petitioner - J. Hammond Dugan, et al  
Variance Petition

Dear Mr. Dugan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. CONYDARI  
Chairman  
Zoning Plans Advisory Committee

Enclosures

cc: Gerhold, Cross & Etzel  
412 Delaware Avenue  
Towson, Maryland 21204

ORDER RECEIVED FOR FILING

DATE

TIME

FILED

CLERK

RECORDS

SECTION

DATE

TIME

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RECORDS

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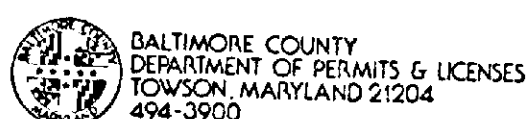
ORDER RECEIVED FOR FILING

DATE Sept 20, 1983  
BY May, C. [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of September, 1983, that the herein Petition for Variance(s) to permit side yard setbacks of 30 feet in lieu of the required 50 feet for the expressed purpose of constructing a dwelling, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Office of Planning and Zoning.

Jean M.H. Jung  
Deputy Zoning Commissioner of Baltimore County



TEO ZALESKI JR.  
DIRECTOR  
Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

August 23, 1983

Dear Mr. Hammond:

Comments on Item # 17 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Pierre C. Dugan & Nephew, Inc.  
Location: N/S Meadowcliff Road 1050' E. North Cliff Drive  
Existing Zoning: R.C. 2  
Proposed Zoning: Variance to permit side yard setbacks of 30' in lieu of the required 50'.  
Address: 100/115.20 X 404.36 / 504.36  
District: 11th

The items checked below are applicable: No comment.

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged and other applicable Codes.
- B. A building and other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 5'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 107 and Table 102.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- I. Comments:

NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full review of any permit. If desired, additional information may be obtained by visiting Room #122 (Fame Service) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham, Chief  
Plans Review

CEB:rrj  
PDR 01-82

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 18, 1982

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: July 12, 1983

RE: Item No: 12, 13, 14, 15, 16, 17, 18, 19, 20  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

Wm. Nick Petrovich  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

## PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance  
LOCATION: North side of Meadowcliff Road, 3,000 ft. East of Manor Road  
DATE & TIME: Tuesday, September 20, 1983 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 30 ft. instead of the required 50 ft.

The Zoning Regulation to be excepted as follows:  
Sections 1A01.3B (103, 3) & 1A00.3B.3 - side yard setback in R.C. 2 (R.D.P.) zone  
All that parcel of land in the Eleventh District of Baltimore County

Being the property of Pierre C. Dugan & Nephew, Inc., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: August 25, 1983  
FROM: Norman E. Gerber, Director, Office of Planning and Zoning  
SUBJECT: Pierre C. Dugan & Nephew, Inc. 84-75-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:cav



ARNOLD JABLON  
ZONING COMMISSIONER

September 20, 1983

Dr. J. Hammond Dugan  
15 East Biddle Street  
Baltimore, Maryland 21202

RE: Petition for Variances  
N/S of Meadowcliff Rd., 3,000' E of Manor Rd. - 11th Election District  
Pierre C. Dugan & Nephew, Inc. - Petitioner  
NO. 84-75-A (Item No. 17)

Dear Dr. Dugan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. John C. Rehner  
12253 Manor Road  
Glen Arm, Maryland 21057

John W. Hessian, III, Esquire  
People's Counsel

August 23, 1983

Pierre C. Dugan & Nephew, Inc.  
c/o J. Hammond Dugan  
15 East Biddle Street  
Baltimore, Maryland 21202

### NOTICE OF HEARING

Re: Petition for Variance  
N/S of Meadowcliff Rd., 3,000' E of Manor Road  
Pierre C. Dugan & Nephew, Inc. - Petitioner  
Case No. 84-75-A

TIME: 9:30 A.M.

DATE: Tuesday, September 20, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

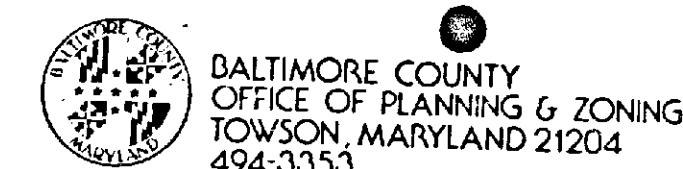
Robert Y. Dubel  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 117670

DATE: 9/20/83 ACCOUNT: R-01-615-000  
AMOUNT: 35.00  
RECEIVED FROM: J. Hammond Dugan  
FOR: fly fee for plan #17  
101 036-0000-455000 8300A

VALIDATION OR SIGNATURE OF CARRIER



ARNOLD JABLON  
ZONING COMMISSIONER

September 14, 1983

Pierre C. Dugan & Nephew, Inc.  
c/o J. Hammond Dugan  
15 East Biddle Street  
Baltimore, Maryland 21202

Re: Petition for Variance  
N/S Meadowcliff Rd., 3,000' E of Manor Road  
Case No. 84-75-A

Dear Sir:

This is to advise you that \$59.15 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon  
ARNOLD JABLON  
Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 121519

DATE: 9/20/83 ACCOUNT: R-01-615-000  
AMOUNT: \$59.15  
RECEIVED FROM: Pierre C. Dugan & Nephew, Inc.  
FOR: Advertising & Posting Case #84-75-A  
036-0000-455000 8300A

VALIDATION OR SIGNATURE OF CARRIER



CARL L. GERNHOLD  
PHILIP K. CROSS  
JOHN F. ETZEL  
WILLIAM G. ULRICH  
—  
GORDON T. LANGDON

GERHOLD, CROSS & ETZEL  
*Registered Professional Land Surveyors*  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
—  
823-4470

ENERGIST  
PAUL G. DOLLENBERG  
FRED M. DOLLENBERG

June 28, 1983

### Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the north side of Meadowcliff Road at the distance of 3000 feet more or less measured easterly along the north side of said road from the east side of Manor Road. Being Lot No. 2 as laid out on Plat No. 1 of the Property of Sally Love Dugan which plat is recorded among the Plat Records of Baltimore County in Plat Book E.H.K.Jr. No. 40 Folio 6.

Mr. J. Hammond Dugan  
15 E. Biddle Street  
Baltimore, Md. 21202

Gerhold, Cross & Etzel  
412 Delaware Avenue  
Towson, Md. 21204

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
12th day of July, 1983

Petitioner Pierre C. Dugan &  
 Petitioner's Nephew, Inc.  
 Attorney

ARNOLD JABLON  
Zoning Commissioner

Received by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

### CERTIFICATE OF PUBLICATION

TOWSON, MD., -----September 1, 1983.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~from~~ ~~one time~~ ~~before~~ before the 20th day of September, 1983, the ~~next~~ publication appearing on the 1st day of September, 1983.

THE JEFFERSONIAN.

THE JEFFERSONIAN,  
L. Frank Smith  
-----  
Manager

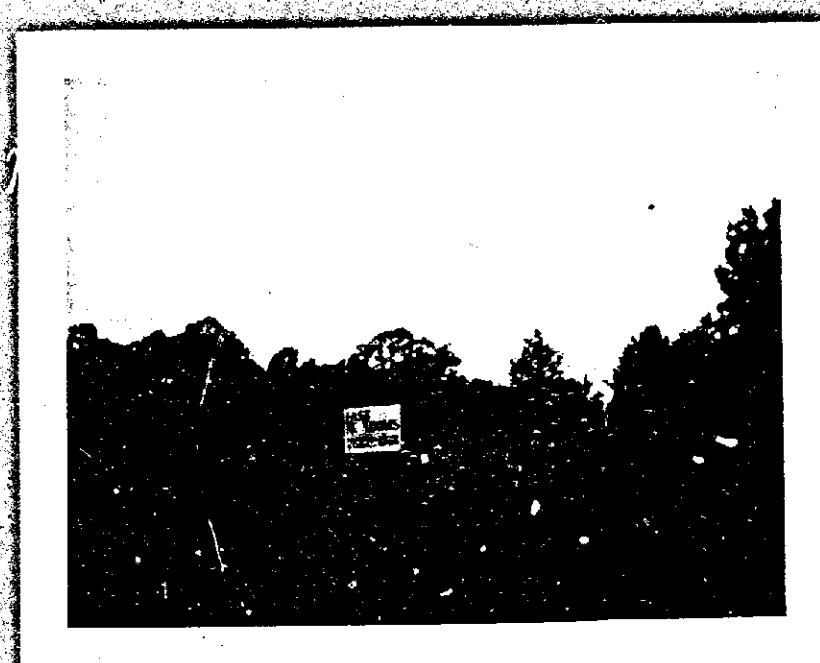
Cost of Advertisement, \$ 22<sup>75</sup>

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 11  
 Posted for: William C. Morgan  
 Date of Posting: 9/4/93  
 Petitioner: James C. Morgan & Stephen W.  
 Location of property: 145 Woodland Rd., 30001  
W. Morgan, Ct.  
 Location of Signs: located facing intersection of Morgan  
Rd. & Woodland Rd. Signs facing Woodland Rd.  
 Remarks: plot difficult to reach  
 Posted by: W. Morgan  
 Signature: \_\_\_\_\_ Date of return: 9/9/93  
 Number of Signs: 2

10/23/83

I received a phone  
complaint from a neighbor  
about the zoning sig.  
The neighbors want it  
removed. I called the  
petitioner and he agreed  
to do so.

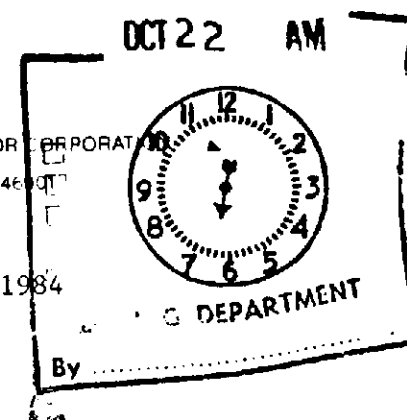


86-919

10/22/84  
TO JS  
8

GENERAL INDICATOR CORPORATION  
P.O. BOX 931  
KOKOMO, INDIANA 46901  
(317) 457-7231

October 18, 1984



**KOLUX**  
ILLUMINATED GRAPHIC  
IDENTIFICATION SYSTEMS

Ms. Jean M. H. Jung  
Deputy Zoning Commissioner  
Baltimore County  
Office of Planning and Zoning  
Towson, MD 21204

RE: Petition for Variance  
No. 84-76-A (Item No. 21) Dated July 5, 1983  
Rollins Truck Leasing - Petitioner  
Southwest corner of Hammonds Ferry Road and Eskow Ave.  
13th Election District

Dear Ms. Jung:

As an interested party, in regard to the above referenced petition for variance, filed last year, I am asking for your help in determining the status of this file.

Basically, we need to know if we have to refile for the variance or can it be picked up from where it was left off last year. Its my understanding Rollins has taken care of all violations and the necessary approved plan for the site and information as to its compliance with that plan, has been submitted.

May we hear from you by 10/25 as Rollins is rather anxious for us to proceed with their sign installation.

Sincerely,

*Fran M. Hembree*  
Fran M. Hembree, Supervisor  
Installation Services

FMH/srw

cc: Peck King  
J. Martin  
H. Shaeffer, Pearson Signs



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

October 29, 1984

Ms. Fran M. Hembree, Supervisor  
Installation Services  
General Indicator Corporation  
P.O. Box 931  
Kokomo, Indiana 46901

RE: Petition for Variance  
SW/corner of Hammonds Ferry Rd.  
and Eskow Ave. - 13th Election  
District  
Rollins Truck Leasing - Petitioner  
No. 84-76-A (Item No. 21)

Dear Ms. Hembree:

The petition in the above referenced case was denied by Order, dated March 20, 1984 (Order enclosed) and was not appealed. This rendered the case closed. However, you may refile and a new case will be processed.

The assigned enforcement inspector, Christine Rorke, informs me that violations presently exist on the property. Both Mrs. Rorke and I have spoken with Charles Moss, the local general manager, and informed him of your inquiry and current violations.

Very truly yours,

*Jean M.H. Jung*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Enclosures

cc: Mr. Charles Moss  
3206 Hammonds Ferry Road  
Baltimore, Maryland 21227

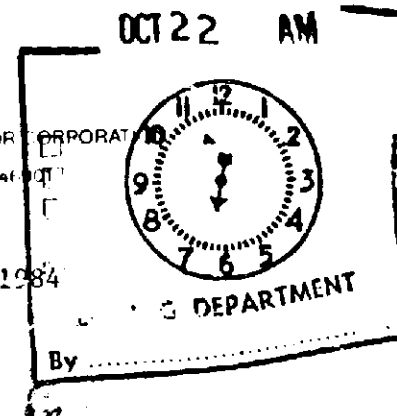


86-919

10/22/84  
TO 23  
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GENERAL INDICATOR CORPORATION  
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(317) 457-7231

October 18, 1984



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Baltimore County  
Office of Planning and Zoning  
Towson, MD 21204

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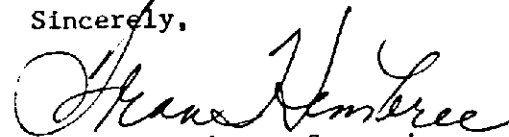
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Sincerely,

  
Fran M. Hembree, Supervisor  
Installation Services

FMH/srw

cc: Peck King  
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BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

October 29, 1984

Ms. Fran M. Hembree, Supervisor  
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General Indicator Corporation  
P.O. Box 931  
Kokomo, Indiana 46901

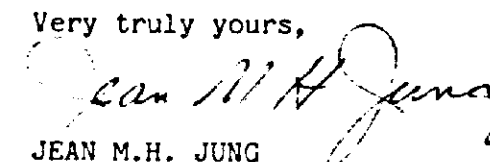
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District  
Rollins Truck Leasing - Petitioner  
No. 84-76-A (Item No. 21)

Dear Ms. Hembree:

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The assigned enforcement inspector, Christine Rorke, informs me that violations presently exist on the property. Both Mrs. Rorke and I have spoken with Charles Moss, the local general manager, and informed him of your inquiry and current violations.

Very truly yours,

  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Enclosures

cc: Mr. Charles Moss  
3206 Hammonds Ferry Road  
Baltimore, Maryland 21227